



Kansas Brownfields News

KDHE's Brownfields News is published to share brownfields success stories throughout the state of Kansas.

Redevelopment to Commence at El Dorado American Legion Golf Course

The KDHE Brownfields Program conducted a Phase III BTA at the El Dorado American Legion golf course property to further define petroleum contamination discovered in 2009. Last August the City announced a redevelopment plan to construct a sports and athletic complex on the Brownfields site. The Brownfields Program immediately began working with the City on potential remedial options. It was determined that additional assessment was necessary to identify the source behind the impacts and establish target areas that could be cleared for immediate redevelopment.

The Phase III investigation involved soil and groundwater sampling at approximately 100 foot intervals throughout the site. More than seventy soil samples were field screened for petroleum hydrocarbons with a photoionization detector. Approximately 45 samples were sent to an offsite laboratory and analyzed for VOCs and gasoline and diesel hydrocarbons. Groundwater, surface water, and sediment samples were sent to the lab for the same analysis.

As a result, two areas were determined to require further investigation or cleanup, and the rest of the site was cleared for redevelopment. KDHE will continue to be involved in future redevelopment planning.



Above, members of the planning group tour the site. Plans include sports fields, parking, and multi-family housing.

The smallest patch of green to arrest the monotony of asphalt and concrete is as important to the value of real estate as streets, sewers, and convenient shopping.

*James Felt, Chairman, NYC
Planning Commission*

Mark the Calendar

The KDHE Brownfields Program will host a one-day Brownfields Workshop on August 16, 2011, in conjunction with the Kansas Environmental Conference. The 2011 Kansas Environmental Conference will be held August 16-18, 2011, at the Capital Plaza Hotel in Topeka. The conference provides updates on environmental issues, regulatory compliance, new technologies, and pollution prevention. For more information regarding the Environmental Conference, please contact Cathy Colglazier at 785-296-0669 or email ccolglazier@kdheks.gov. For information regarding the Brownfields Workshop, please contact Ryan Weiser at 785-296-5519 or email rweiser@kdheks.gov.

Brownfields News

Brownfield Property Cleaned Up in Horton

A cleanup was completed at the Kenny's Tire and Auto Brownfields site in Horton, Kansas. The site is one-third of an acre on the northeast corner of Central Avenue and East 15th Street in Horton, Kansas, which has been a gas station and battery/radiator repair facility since it was first developed in the 1930's. The current site owner, Union State Bank, purchased the property from Brown County on March 13, 2008. The Dollar General Company had planned to reuse the site; however, geotechnical borings performed during the planning stages revealed hydrocarbon contamination. The Dollar General Company walked away from the property due to the findings. The City has a great desire to reuse this property for commercial purposes due to its prime location at the intersection of two main highways.

It isn't pollution that's harming the environment. It's the impurities in our air and water that are doing it.

Dan Quayle



Through the Kansas Brownfields Program, Phase I and Phase II BTAs were completed in May-June 2010. Soils contaminated with petroleum and chlorinated solvents were discovered. The KDHE Brownfields Program helped to enter the site into the Voluntary Cleanup and Property Redevelopment Program and funding through the KDHE Storage Tanks Program was leveraged to pay for the cleanup. Over 400 cubic yards of soil were excavated at a cost of nearly \$30,000. The property is now a valuable piece of commercial real estate that can be redeveloped immediately.



This dilapidated storefront in Riley was the subject of a BTA that included an asbestos survey. Once asbestos was identified, the City was awarded \$15,000 through a KDHE Brownfields Cleanup Grant to pay for asbestos abatement during building demolition. A new City library will be built in its place.



The Planter's Lounge in Smith Center was awarded \$15,000 through a KDHE Brownfields Cleanup Grant. The building was the Erdman hotel from 1919 to the 1950's and more recently a lounge/cafe. The current building will be razed to make way for new development according to Smith Center's downtown revitalization plan.

Brownfields News

KDHE Attends National Brownfields Conference



A successful riverfront redevelopment project in Philadelphia.

Ryan Weiser, KDHE Brownfields Coordinator, and Doug Doubek, KDHE Brownfields Program Manager, attended the National Brownfields Conference in Philadelphia on April 3-5, 2011. The Conference is in its fourteenth year and focuses on cutting edge solutions to brownfields redevelopment and revitalization. More than 6,000 attendees partook in three days of educational sessions, mobile workshops, and networking opportunities.

Doug and Ryan attended workshops discussing issues such as creative funding for brownfields redevelopment projects; managing brownfields projects in small towns and rural communities; partnering with universities and community colleges to bring multidisciplinary expertise to projects; current developments in EPA Region 7; ways to ensure that assessments are properly documented and completed; and returning brownfields to agricultural uses, either through community gardens or larger-scale urban farms.

Issue #11

3

Spring 2011

Incorporating solar and other renewable energy technologies into the reuse of industrial properties makes economic and environmental sense. This effort can serve as a national, even international model for the kind of development that promotes livable communities.

Energy Secretary Bill Richardson

Did you know?

In Kansas, asbestos activities are regulated by the KDHE's Bureau of Environmental Health, Asbestos Control Section. Under the National Emission Standards for Hazardous Air Pollutants (NESHAP), identification and classification of asbestos within existing building materials is required prior to demolition or renovation. KDHE BTAs can include NESHAP-compliant asbestos sampling surveys. If asbestos needing abatement is identified, the site may qualify for a Brownfields Cleanup grant to manage cleanup and abatement funding.

Brownfields News



The Kansas Brownfields Program performed Phase I, II, and III BTAs to guide the planning of the Hunter Health Clinic expansion. The clinic provides health care to low-income patients. Construction began April 2011.

The trouble with land is that they're not making it anymore.

Will Rogers

For it matters not how small the beginning may seem to be: what is once well done is done forever.

Henry David Thoreau

Issue #11

4

Spring 2011

KDHE and Kansas State University Conduct a Brownfields Workshop in Garden City

KDHE, in collaboration with K-State's Technical Assistance to Brownfields Program, conducted a Brownfields Workshop in Garden City, Finney County, Kansas on March 31, 2011. Attendees included approximately 30 local government or economic development staff, community grant writers, and regional economic development agency representatives. Dave Koch, Terracon, Inc., Blase Leven, Kansas State University, and Ryan Weiser, KDHE, all presented on Brownfields redevelopment and resources. Brandon Prough, USDA Rural Development, presented on USDA rural development resources available. A big thanks to Finney County Economic Development and Black Hills Energy for sponsoring the workshop.

EPA Extends Brownfields Tax Incentive

EPA has retroactively extended the Brownfields Tax Incentive through December 31, 2011. Originally signed into law in 1997, the Brownfields Tax Incentive encourages the cleanup and reuse of brownfields. Under the program environmental cleanup costs are fully deductible in the year incurred, rather than capitalized and spread over time. EPA has also recently posted a new publication, "A Guide to Federal Tax Incentives for Brownfields Redevelopment," which highlights the various federal tax incentives available for brownfields redevelopment. The new publication, along with a fact sheet and details regarding the federal tax incentives can be found on the EPA website at: <http://www.epa.gov/brownfields/tax/index.htm>

Spring is finally upon us. The smell of morning dew and freshly cut lawns reminds us of redevelopment season. Whether you are building a new community center, library, or fire station, or purchasing an existing building, environmental due diligence is critical to protect you from potential past liabilities. KDHE Brownfield Targeted Assessments provide ASTM 1527-05 Phase I and Phase II evaluations at no cost to the project or community. BTAs can even include sampling for asbestos and lead-based paint if your project needs it.

The KDHE Brownfields Program is a **free service** and a great resource that encourages reuse, expansion, and redevelopment of property in Kansas. Contact us today and be worry-free during your next redevelopment project!

Redevelopment!